







APPENDIX- IV-A [See proviso to rule 8 (6) & 9 (1)] SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower (s), Co-Borrower (s) and Guarantor (s) as per column (iii) that the below described immovable properties as per column (iv) mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of Formerly known as IDFC Bank Ltd, will be sold on "As is where is", "As is what is", and "Whatever there is" as described hereunder, for the recovery of amount due to IDFC FIRST Bank Limited (Formerly known as IDFC Bank Ltd) from Borrower (s) and Co-Borrower (s) as per column (i). For detailed terms and conditions of the sale, please refer to the link provided on IDFC FIRST Bank website i.e. www.idfcfirstbank.com.



Online Property
Survey

S. No.	(i) Demand Notice Amount	(ii) Agreement ID	(iii) Name of Borrower (s), Co-Borrower (s) and Guarantor (s)	(iv) Mortgaged Property Address	(v) Reserve Price Amount	(vi) EMD Amount	(vii) Date and Time of Auction	(viii) Date and Time EMD of Auction	(ix) Date and Time of Inspection	(x) Authorized Officer Name & Contact Number	
1.	INR 2621669.96/- Demand Notice dated: 30-Jun-2025	137697470	Rahul Bharatlal Khatwani, Manish Bharat Khatwani & Jaya Bharat Khatwani	All That Piece And Parcel Of Shop Bearing No. 6 On First Floor, Having Built Up Area 12.225 Sq. Mtr. With 5% Undivided Interest And Share In Mouza-Sitabuldi, Ward No. 3, Corporation House No. 314/B/FF/6, Modi No. 3, City Survey No. 3204/1, Sheet No. 11/80 In "Laxmi Plaza Complex" Which Is Within The Limits Of Nagpur Improvement Trust And Nagpur Municipal Corporation, Tahsil And District: Nagpur, Maharashtra- 440012, And Bounded As:- East: Road, West: Property Of Mr. Limaye, North: Property Of Mr. Chaware & South: Property Of Mr. Manohar	INR 3290000.00/-	INR 329000.00/-	15-May-2026 11.00 AM to 1.00 PM	14-May-2026 10.00 AM to 5.00 PM	07-May-2026 10:00 AM To 4:00 PM	Name- Dipak Pilane Contact Number- 9421724224 Name- Kunal Kanjariya Contact Number- 8080249675	
								QR Codes of Property Location & Property Images		 	
2.	INR 54949929.44/- Demand Notice dated: 26-Nov-2022	11057012, 10525994 & 35691720	Delhi Wood Wool (Prop : Zafar Ali Ansari), Zafar Ali Ansari & Gulshan Jahan Ansari	Property-1- Municipal House No. 2253, Land area 211.9 Sq. Mtrs, P.H. No. 17, Khata No. 36, Ward No. 43, Kh. No. 21/1, 22 admeasuring 4.04 Hectare, Sheet No. 15, CTS No. 27, Mouza Wanjari, Kamptee Road, Tah. and Dist. Nagpur, Maharashtra. Property-2- Municipal House No. 2253, Admeasuring 1500 Sq. Mtr., P.H. No. 17, Khata No. 36, Ward No. 43, Kh No. 21/1, 22 admeasuring 4.04 Hectare, Sheet No. 16, CTS No. 27, Mouza Wanjari, Kamptee Road, Tah. & Dist. Nagpur, Maharashtra	INR 29014316.64/-	INR 2901431.66/-	30-Apr-2026 11.00 AM to 1.00 PM	29-Apr-2026 10.00 AM to 5.00 PM	22-Apr-2026 10:00 AM To 4:00 PM	Name- Swapnil Chopade Contact Number- 8552099666 Name- Kanjaria Kunal Contact Number- 8080249675	
								QR Codes of Property Location & Property Images		 	
3.	INR 13676429.43/- Demand Notice dated: 25-Jan-2023	5169798, 38062913 & 5185759	Saroj Foot Wear (Prop: Ramzan Ismail Somani), Yasmin Ismail Somani, Ramzan Ismail Somani, Amina Nuruddin Merchant & Saroj Foot Wear	All That Piece And Parcel Of Flat No. E/501, 'A' Type Flat On 5th Floor Of The East Building, E-1 Wing, On Plot No. 2, Bearing Municipal House No. 609/E/501, Ward No. 60, Mangalwari Zone, Index No. 60001488C401 Constructed By Karimabad House Co-Operative Housing Society Ltd, Situated At Byramji Town, Chhindwara Road, Chhaoni, Nagpur, Admeasuring 89.21 Sq. Mtrs. Together With Proportionate Share In The Plot No. 2 Which Admeasuring 4879.42 Sq. Mtrs. Of Mouza Jaripatka, Nagpur, Khasra No. 120, City Survey No. 2059, Sheet No. 215/48 Within The Limits Of Nagpur Improvement Trust And Nagpur Municipal Corporation, Tehsil & District Nagapur, Bounded As Under:- East: Stair Block, West: Lift Block, North: Flat No. E/503 & South: Street Road Of Karimabad	INR 10800000.00/-	INR 1080000.00/-	30-Apr-2026 11.00 AM to 1.00 PM	29-Apr-2026 10.00 AM to 5.00 PM	22-Apr-2026 10:00 AM To 4:00 PM	Name- Swapnil Chopade Contact Number- 8552099666 Name- Ashish Sharma Contact Number- 8878808772	
								QR Codes of Property Location & Property Images		 	

Disclaimer: Please note that the said notice is issued for sale of immovable property only and IDFC FIRST Bank Limited has no right to sale of the movable assets, if any, present at the immovable property.

Date: 11.04.2026

Place: Nagpur

Authorised Officer
IDFC FIRST Bank Limited
(Formerly known as IDFC Bank Ltd)